



City of Annapolis

**DEPARTMENT OF NEIGHBORHOOD & ENVIRONMENTAL PROGRAMS**

160 Duke of Gloucester Street, Room 202, Annapolis, Maryland 21401  
Annapolis 410-263-7946 • FAX 410-263-9158 • TDD 410-263-7943 • www.annapolis.gov

Maria Brodeur  
DIRECTOR

July 1, 2014

Jack Dawson  
Sigma Engineering  
45 Old Solomons Island Road, Suite 204  
Annapolis, Maryland 21401

RE: Review of the May 29, 2014 Forest Conservation Plan (FCP), Thomas Woods

Dear Mr. Dawson,

The Department of Neighborhood and Environmental Programs has the following comments regarding the Forest Conservation Plan for the Thomas Woods development proposal:

1. Please show the Priority Forest Save Areas boundaries on sheet 2 and 3.
2. As per the Forest Conservation Act please submit a variance for the removal of any tree 30" in diameter or greater or 75% of the diameter, measured at 4.5 feet above the ground, of the current State Champion Tree of that species. Please include a letter requesting a variance for the removal of any such tree. Please provide a demonstration as to why such trees cannot be preserved (Page 3-6 of the Manual).

In addition, the following issues may be addressed in a grading permit submittal:

1. Sheet 3: Please locate the sewer manhole 2 inside the LOD and keep the water and sewer line straight in the Priority Forest Save Area. An on-site meeting with the contractors for both the water and sewer lines will be required prior to start of construction to determine how the nearby existing trees will be preserved.
2. The LOD will need to be walked prior to the start of construction to determine how to preserve the trees adjacent to the LOD. The LOD as well as the planting plan may need to be adjusted. If more than 30% of the critical root zone of an existing tree is to be disturbed, the tree should not be included in the Retention Area. For the edges of stands, the critical root zone shall be a circle around each edge tree with a radius of 1.0 foot for each 1.0 inch of DBH; the minimum radius should be 8 feet. Edge trees may need to be pruned. Invasive species management along the LOD will be required as part of the maintenance bond.
3. All tree protection fencing will need to be 4' high chain link fencing with round metal post at least every ten feet. Please change your detail on sheet 5 accordingly.

Below are Planning and Zoning comments regarding the Thomas Woods FCP revised submittal. Said comments are in no particular order and a number are basic zoning comments, but may have future impacts upon the tree preservation area:

1. The R1-B zoning district does not permit attached dwelling units,
2. The turn radii entering the site appear excessive, while the internal radii appear far too small for vehicular and fire truck movement,
3. Proposed fire hydrant 1 appears to be a dead-end hydrant rather than a looped hydrant,
4. Proposed driveways do not support two cars as noted in parking tabulation.
5. Units 3 - 10 will require off-sets in the building location,
6. Unit 3 appears to be forced with limited side yard setback and difficult access,
7. Thomas Trail right-of-way is excessive and the City will not permit perpendicular parking spaces within the right-of-way,
8. If both the water and sewer connections are to be installed via directional drilling then no LOD or disturbance should be proposed within Open Space 'A',
9. Grading in general appears excessive, particularly so for ESD 1, revise to cut disturbance in half,
10. Reiterate previous comments regarding priority tree preservation adjacent to Forest Drive, i.e. stormdrain improvements shall be relocated,



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Maria Broadbent  
DIRECTOR

11. Please delineate an access easement from adjacent Parcel 522 to Thomas Trail, per AA County request,
12. SMH 2 and the bend in the water line within Open Space 'A' cannot be constructed via directional drilling thus causing disturbance within the preservation area,
13. Suggest a preliminary meeting with the Fire Marshall to discuss access, hydrant and sprinkler requirements,
14. Ten dwelling units will require at least one MPDU,
15. Proposed tree plantings on Tree Conservation and Planting Plan have little relationship to the site landscaping,
16. The LOD does not appear to comport with the CRZs of trees to be preserved,
17. There is no tree/forest delineation noted for adjacent parcels 550 & 522 yet there appears to be impacts within the CRZs of adjacent tree/forest,

Please contact me if you have any questions.

Sincerely,

Frank Biba, AICP, LEED AP  
Chief, Environmental Programs  
Dept. of Neighborhood and Environmental Programs  
410 263-7946  
[fjb@annapolis.gov](mailto:fjb@annapolis.gov)

cc: Maria Broadbent, Director